

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – SPSR Nellore District - Alienation of Government land (resumed CJFS lands) to an extent of Ac.18.96 cents in Sy.No. 480-1 of Epuru-1B, Pantapalem Village of Muthukuru Mandal, SPSR Nellore District in favour of APIIC for establishment of Industrial Park on free of cost as per G.O. Ms. No. 106, Revenue (Assgn-I) Department, dated 16.03.2017, subject to certain conditions – Orders - Issued.

Revenue (Assignment.III) Department

G.O.MS.No. 206

Dated: 01-03-2019

Read the following:

1. From the Collector & District Magistrate, SPSR Nellore District letter No. Rc.E2/1585/2016, Dated:27.12.2018.
2. From the CCLA & Spl CS, AP letter No.Assn.II(1)/10/2017, Dated:19.02.2019.
3. General Administration (Cabinet) Department U.O.C.R.No.257/2019, Dated:28.02.2019.

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ORDER:

The Collector & District Magistrate, SPSR Nellore District in his letter 1st read above has stated that the Zonal Manager, APIIC, Nellore in his letter dated 22.4.2016 has requested for the alienation of CJFS land to an extent of Ac.18.96 cents in Sy.No.480-1 of Epuru-1B Village of Muthukuru Mandal in favour of APIIC for establishment of Industrial Park and inturn to allot to M/s Lohiya Edible Oil Pvt Ltd, and also requested to hand over advance possession of the land for development of industrial park.

2. The Collector & District Magistrate, SPSR Nellore District has further stated that the Revenue Divisional Officer, Nellore has submitted alienation proposals and relevant documents required under G.O.Ms.No.571, Revenue (Assignment – I) Department, Dated: 14.09.2012. The Revenue Divisional Officer, Nellore has further reported that the Tahsildar, Muthukur has published A1 Notice in the village inviting objections, if any, to alienate the land to the APIIC, but no objections have been received within stipulated time and that there are no trees, wells and permanent structures on the ground, and that the proposed lands do not come under SEZ /CRZ, and this land does not come under banned area and there are no court cases pending in the proposed lands.

3. As regards, fixation of Market Value, the Revenue Divisional Officer, Nellore has reported that the market value is Rs.8,00,000/- per acre. Due to establishment of Krishnapatnam Port, APGENCO, industries, TPCIL, and other power projects, the market value of the lands increasing rapidly every year. The sale value of the land is increasing at Rs1,00,000/- per acre for 1 year and for 3 years the increasing in sale value will be Rs.3,00,000/- per acre. Taking into consideration of the sale value of sale No. 7 and 8 occurred in 7/2013 at Rs.8,00,000/- per acre and adding Rs.3,00,000/- for the increased value for 3 years, a market value at Rs.11,00,000/- per acre has been proposed. The Joint Collector, Nellore also inspected the land under proposal and after going through

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the sale transactions, prevailing market value and the basic value in the village of the adjacent lands the rate of Rs. 15.00 Lakhs (Rupees Fifteen Lakhs only) per acre is found to be reasonable, justifiable and is accepted for the purpose of alienation of the land in favour of the Zonal Manager, APIIC Nellore for establishing of Industrial Park (M/s Lohiya Edible Oil Pvt Ltd) on payment of market value.

4. The Collector & District Magistrate, SPSR Nellore District has therefore recommended for alienation of land to an extent of Ac.18.96 cents in Sy.No. 480/1 of Epuru – 1B Pantapalem Village of Muthukuru Mandal in favour of the Zonal Manager, APIIC, Nellore for establishment of industrial park and in turn to allot to M/s. Lohiya Edible Oil Pvt Ltd on payment of market value as per the provisions of G.O.Ms.No.106, dated: 16.03.2017 and the total market value of the land is worked out to Rs.2,84,40,000/- for Ac.18.96 cents @ Rs.15.00 Lakhs per acre.

5. The CCLA & Spl CS, AP in his letter 2nd read above has stated that the proposal of the Collector, SPSR Nellore District has been placed before the APLMA in the meeting held on 15.02.2019 and the APLMA has resolved and recommended as proposed by the Collector, SPSR Nellore District, subject to receipt of Gram Panchayat resolution, for alienation of Government land (resumed CJFS land) to an extent of 18.96 acres in Sy.No. 480-1 of Epuru-1B Pantapalem Village of Muthukuru Mandal in favour of APIIC for establishment of Industrial Park on free of cost as per G.O. Ms. No. 106, Revenue(Assgn-I) Department, dated 16.03.2017, subject to the certain conditions in addition to the conditions under BSO-24 and G.O Ms No.571, Revenue (Assn-I) Department., dated:14.09.2012.

6. Government after careful examination of the proposal hereby order for alienation of Government land (resumed CJFS lands) to an extent of Ac.18.96 cents in Sy.No. 480-1 of Epuru-1B Pantapalem Village of Muthukuru Mandal, SPSR Nellore District in favour of APIIC for establishment of Industrial Park on free of cost as per G.O. Ms. No.106, Revenue (Assgn-I) Department, dated 16.03.2017, subject to receipt of Gram Panchayat resolution and subject to the following conditions in addition to the conditions under BSO-24 and G.O Ms No.571, Revenue (Assn-I) Department, dated:14.09.2012:

- i. The land shall be utilized for the purpose for which it is allotted within three years of the orders of alienation.
- ii. The alienee shall submit an annual report before 31st March on the progress of utilization to the District Collector.
- iii. The land will be resumed to Government in the event of failure to comply with the terms and conditions of alienation.
- iv. The water bodies if any existing in the land shall not be disturbed and shall be allowed to continue their natural course.
- v. The existing roads/ rastas shall not be disturbed or otherwise alternate arrangements shall be made.

7. The Chief Commissioner of Land Administration & Special Chief Secretary, Andhra Pradesh and the District Collector, SPSR Nellore District shall take further necessary action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. MANMOHAN SINGH
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Chief Commissioner of Land Administration & Special Chief Secretary,
AP, Gollapudi, Vijayawada.

The District Collector, SPSR Nellore District.

Copy to:

The VC & MD, APIIC, Gurunanak Nagar Colony, Vijayawada.

The Industries & Commerce Department.

The P.S. to Special CS to Hon'ble C.M.

The OSD to Hon'ble Dy.CM (Revenue).

The PS to Spl CS, Revenue (Lands) Department.

The GA (Cabinet) Department.

[w.r.t CR No.257/2019, dated.28.02.2019]

SF / SC

// Forwarded :: By Order //

SECTION OFFICER.